

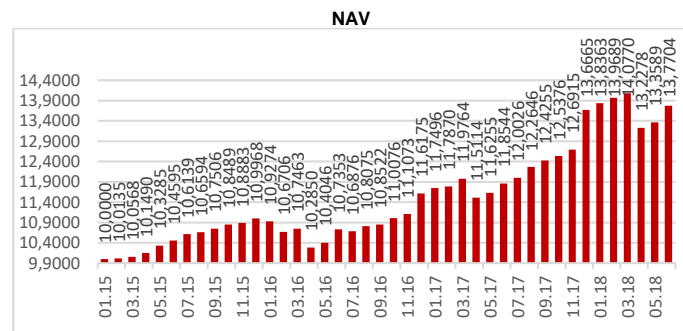
# EfTEN Kinnisvarafond II AS factsheet

June 30, 2018



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,7704
Number of shares	9 213 756
Consolidated asset value, EUR thousand	252 242
Consolidated Net Asset Value, EUR thousand	126 877



## Portfolio

As at June 30, 2018, EUR thousand	
Land and buildings	237 285
Expected NOI per year	17 097

## Loan capital

As at June 30, 2018, EUR thousand	
Total loan liabilities	116 476
Weighted average debt maturity in years	2,7
Weighted average interest rate	1,509%
Loan to value	49%
Debt Service Coverage Ratio	3,7

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 114
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	13 990
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	47 493
<b>Total</b>				<b>140 229</b>

## Balance sheet

ASSETS	30.06.2018	LIABILITIES	30.06.2018
<i>€ in thousand</i>			
Cash and cash equivalents	13 475	Borrowings	116 476
Other current assets	1 430	Other liabilities	8 889
<b>Current assets total</b>	<b>14 905</b>	<b>LIABILITIES TOTAL</b>	<b>125 365</b>
Land and buildings	237 285	<b>EQUITY</b>	<b>30.06.2018</b>
Other long-term assets	52	Share capital	97 999
<b>Long-term assets total</b>	<b>237 337</b>	Reserves	2 604
<b>ASSETS TOTAL</b>	<b>252 242</b>	Retained earnings	26 274
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>252 242</b>

